

FLYING L RANCH PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
March 11, 2025

(The following is a summary of the business conducted at the meeting.)

MINUTES

- PRESENT** Dan Knight, Larry Mensch, Sharon Lee Buchanan, Sandy Bredlau, Evette Maytum, Chuck Dye
- ALSO PRESENT** Brent Buchanan, Chris Darden, Judd Ryan, Nancy Rowton, Leslie Rector, Cindy Stevens, Lloyd Blank, Steve Childers, Rayla Childers, Robin Ward
- CALL TO ORDER** The meeting was called to order at 7:00 PM by Dan Knight, Chairman. There being a quorum present, the meeting proceeded.
- INVOCATION** Led by Sharon Lee Buchanan and Sandy Bredlau
- PLEDGES OF ALLEGIANCE** Dan Knight led the US pledge and Brent Buchanan led the Texas pledge.
- APPROVE MINUTES** Revised Minutes of January 11, 2025 Annual Meeting & Board Meeting were approved electronically.
Kathleen Segura gave the report on Electronic Votes January and February 2025
- Online Votes January & February
- Jan. 13 – Larry Mensch made a motion to accept Caroline James resignation from the FLPOA Board. It was seconded by Evette Maytum and the motion passed.
- Jan. 16 – Larry Mensch made a motion the approve the Annual Minutes for 2025 and it was seconded by Evette Maytum. The Motion passed.
- Jan. 16 – Larry Mensch made a motion to approve the regular January Board Meeting for 2025 and it was seconded by Evette Maytum. The motion passed.
- Jan. 23 – The Board voted on a motion by Larry Mensch to approve the Variance on Sec 5, Lot 42 that would allow a section of the garage to be 5 feet into the 20 ft. set back at the front of the property. Victor Polanco seconded and the motion was approved unanimously.
- Feb. 11 – A motion to approve February expenditures was made by Larry Mensch and seconded by Sharon Lee Buchanan. The motion passed.
- Feb 14 – A motion was made by Larry Mensch to approve a variance to the denial by the ACC on building a greenhouse on Sec 10RB, lot 15. It was seconded by Victor Polanco. There were 3 For the variance; Larry Mensch, Victor Polanco and Chuck Dye and 3 Against the variance; Sharon Lee Buchanan, Evette Maytum and Sandy Bredlau. Dan Knight broke the tie with a vote against the Variance. The motion did not pass.

**TRESURER'S
REPORT**

The balance in the accounts at Texas Partners Bank:
CLR Checking Account is \$100, 362.48, Money Market 23 is
161,471.46, CD is 32,798.49, Reserve is 83, 061.22. The Accounts Receivables
due is \$58, 134.09. Budget surplus is 105,057.53.

A. Approve Payment of Bills: a motion to approve payment of bills was made by
Chuck Dye and was seconded by Larry Mensch. The motion passed
unanimously.

PUBLIC FORUM

Leslie Rector reiterated her position that the Election Ballots needed more
clarification. Nancy Rowton asked for the election results.

**COMMITTEE
REPORTS**

Architectural Control: Steve Childers thanked the POA for bringing him
on as Chair to the Committee. He reported that there were 4 homes under
construction and multiple projects around the Community.

Nominating : no report

By-Laws/Covenants: The revisions to the By-Laws and Covenants that passed in
the January election have been recorded at the Bandera County Courthouse and
all ACC documents reflect those changes.

Roads: Dan Knight stated that the evaluation process for road improvements will
begin in the Spring.

Mowing/Trees: Larry Mensch reported that the old John Deere tractor, shredder
and riding lawn mower were sold at an equipment auction. The tractor went for
\$2300, and the shredder for \$700. Once the check comes in, he would know the
amount for the riding lawn mower.

Social Activities: Evette Maytum reported that there will be a Spring Garage Sale
and the date and other pertinent information will be announced soon.

Covenants Compliance: Sharon Lee Buchanan stated there were 8 violations and
7 have been resolved. She also thanked the Flying L Ranch for allowing us to
meet there.

Finance Committee: No Report

Crime Watch: No Report

Mailboxes: Chuck Dye stated that the post office donated a mailbox to replace
the worn out one.

**UNFINISHED
BUSINESS**

None

**NEW
BUSINESS**

The property owner at Sec 10RB, Lot 15 addressed the Board about the denial of
their request for a variance to build a greenhouse. There was a discussion about
adding clarity on the building of greenhouses in the Covenants. The property
owner submitted a written statement over this confusion. Larry Mensch thought
this should be addressed in the next Covenant revision election.

The property owner at Sec 5A, Lot 27 asked to address the Board in Executive
Session about their variance request.

:

**EXECUTIVE
SESSION**

The Board retired to Executive Session at 7:20 PM.
The Board readjourned at 8:00 PM.

**NEW BUSINESS
CONTINUED**

Larry Mensch made a motion to move \$185 from the Trees/Scrubs Maintenance account to the Road Signs account to cover the cost of signs that need to be replaced. It was seconded by Evette Maytum and passed unanimously.

A motion to fine the property owners of Sec 5A, Lot 27 for building a structure that encroaches on the 10 ft. utility easement on the south side of their home was made by Larry Mensch. It was seconded by Victor Polanco. Larry Mensch, Victor Polanco, Sandy Bredlau and Evette Maytum voted For the motion. Chuck Dye voted Against and Sharon Lee Buchanan abstained. The motion passed.

ADJOURNMENT

A motion was made by Sandy Bredlau and seconded by Evette Maytum to adjourn the meeting at 8:20 pm. The motion carried.

Respectfully submitted,

Kathleen Segura _____

Kathleen Segura, Recording Secretary